



ENVIRONMENTAL & REGULATORY SERVICES DIVISION
BUREAU OF PECFA
P.O. Box 8044
Madison, Wisconsin 53708-8044
TDD #: (608) 264-8777

Jim Doyle, Governor
Jack L. Fischer, A.I.A., Secretary

Wisconsin Department of Commerce, Bureau of PECFA Bid Document – Task Table Revised

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 56
Comm #: 53190-9999-03-A
BRRTS #: 02-65-174149
Site Name: Whitewater Oil Bulk Plant
Site Address: 403 S Franklin St, Whitewater, 53190
Site Manager: Dave Volkert
Address: 141 NW Barstow St, Rm 180
City, State Zip: Waukesha, WI 53188-3789
Phone: 262-574-2166
e-mail: david.volkert@wisconsin.gov
Bid Manager: Shawn A. Wenzel
Address: P.O. Box 8044
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-5401
e-mail: Shawn.Wenzel@Wisconsin.Gov

Bid-Start Date:	August 11, 2008
Questions must be received by (See Section 2 (B)):	August 25, 2008, 4:00 PM
Responses will be posted by (See Section 2 (B)):	September 12, 2008
Bid-End Date and Time:	September 26, 2008, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Customer Service Staff at (262) 574-2100 for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Fed Ex Kinkos, 1703 N. Farwell Ave., Ste 200, Milwaukee, WI 53202
Phone: (414) 272-2679 Fax: (414) 272-5329

SECTION 2 – Site-Specific Bid Requirements

General Comments

The site is a former bulk storage facility. The WDNR was notified of a release at the site in September 1997. In December 2001, six aboveground storage tanks (ASTs) were removed from the site. Five of the ASTs were 13,000-gallons and included 2 containing fuel oil, 2 containing unleaded gasoline and 1 containing diesel fuel. The other AST contained unleaded gasoline and was 21,000-gallons in size. There are no known tanks remaining on-site.

Soils at the site consist of sand and gravel fill approximately 1 to 4 feet thick. Beneath the fill is a 1-foot thick layer of organic silt that is underlain by 4 to 7 feet of silty clay. A 1-foot thick layer of clayey sand is immediately below the silty clay and is situated on top of bedrock. Dolomite bedrock is encountered at 8 to 12 feet below ground surface. The bedrock surface generally slopes to the east or southeast. Groundwater at the site is found immediately above the bedrock surface or within the upper few feet of the bedrock.

The case file may be reviewed at the DNR office in the Lee Sherman Dreyfus State Office Building, 141 NW Barstow Street, Waukesha, Wisconsin by contacting the Customer Service Staff at (262) 574-2100.

Minimum Remedial Requirements

Contaminated soil shall be excavated to address the threat of direct contact. Contaminated soil shall be transported to a licensed off-site disposal facility. The area of excavation is shown on the attached map and should include soil borings GB-1, GB-3, GB-4, GB-5, GB-11 and GB-12, and test pit TP-13. The excavation should be from the surface to 4 feet below ground surface (bgs). The volume of soils to be excavated is approximately 280 cubic yards. Bidders shall include the specific number of yards and tons proposed to be excavated and disposed of in their response, and the cost per ton for soil excavated and disposed, assuming a minimum volume of 420 tons (Any bid responses proposing lesser volumes will not be considered compliant with the minimum requirements of this bid). During excavation activities, clean soil should be separated from contaminated soil using PID analysis, with the most highly contaminated soil being properly disposed of in accordance with NR 718, Wis. Adm. Code, and clean soil used for backfill. The actual horizontal extent of the excavation can be adjusted while completing the excavation to remove the most heavily contaminated soil. The excavated soil and any contaminated groundwater removed during de-watering activities shall be properly treated and/or disposed of in accordance with NR 718, Wis. Adm. Code. The contracted bidder must contact DNR Site Manager and Commerce Bid Manager one week prior to initiating excavation activities.

A minimum of eight (8) confirmation soil samples (two (2) base and six (6) wall) must be collected from the vadose zone to document remaining soil concentrations in compliance with DNR sampling protocol. The soil samples should be field analyzed with a PID and laboratory analyzed for petroleum volatile organic compounds (PVOCs) and naphthalene. Soil samples shall be submitted for laboratory analysis of petroleum volatile organic compounds (PVOCs) plus naphthalene. Results need to be tabulated. The backfill material must be thoroughly compacted.

The cost to fulfill all landfill requirements for waste characterization analysis prior to soil disposal must be included. Be aware that Toxicity Characteristic Leaching Potential (TCLP) documentation and sampling requirements vary depending on the landfill.

Therefore, bidders must include a line-item cost for TCLP sample collection and analysis, to be used if required.

Reimbursement for soil excavation and disposal will be on a per ton basis. The PECFA reimbursement cap will be set at the cost per ton multiplied by the number of tons proposed to be excavated plus the cost of the additional activities required to complete the scope of work from the selected compliant bid response.

After completing the remedial excavation and backfilling, install one monitoring well (MW-14) to delineate extent of GW contamination downgradient from monitoring well MW-12. The monitoring well location must be approved by the DNR Site Manager *prior* to the initiation of field activities. It will be necessary to obtain an access agreement for the monitoring well installation from the off-site property owner.

Bedrock is approximately 8 to 12 feet bgs at the site. The well would have to be drilled (approximately 18 feet bgs) to allow the screen to be set so the water table is located about the middle of the screen. The soils must be continuously sampled to bedrock for field screening and descriptive purposes, and a boring log must be prepared. Submit for laboratory analysis one soil sample from the boring with either the highest field screening reading (if significantly different) or from the water table interface (or if water table is within bedrock, the last sample above bedrock). The soil sample is to be laboratory analyzed for PVOCs + naphthalene.

The monitoring well must be installed and developed in accordance with ch. NR 141, Wis. Adm. Code and the appropriate DNR forms completed. The top of the monitoring well casing and ground surface elevation must be surveyed relative to USGS datum.

Sample all ten (10) monitoring wells (MW-1, MW-2, MW-3, MW-4, MW-10, MW-11, MW-12, MW-13 and MW-14 and piezometer PZ-1) after the new monitoring well is installed. Groundwater samples are to be analyzed for PVOC + naphthalene. Report results to DNR and Commerce within 30 days of receiving analytical results. Water table measurements should be collected and tabulated.

After the first groundwater monitoring event, bidder must sample on a quarterly basis monitoring wells MW-2, MW-3, MW-4, MW-11, MW-12, MW-13 and MW-14, and piezometer PZ-1 for three more quarters (total of 4 quarterly gw samples). Groundwater samples are to be analyzed for PVOC + naphthalene.

All monitoring well purge water and soil cuttings generated during groundwater sampling and monitoring well installation must be properly managed and disposed of.

Construct an updated site map with soil boring, test pit, and new and existing monitoring well locations. Prepare a map of the soil excavation with confirmation sample locations noted. Also, prepare a groundwater flow map for each groundwater-monitoring event. All soil and groundwater analytical field and laboratory data are to be tabulated and the newly acquired groundwater analytical data must be compiled with the historic groundwater analytical data. Maps/figures showing the updated extent of residual GW and soil contamination should be generated and included in the report.

Upon completion of the above-noted work, submit a report documenting the additional work completed with recommendations for additional investigative or remedial work, or closure. A cost estimate for completing the recommended work should be included. The costs provided will be reviewed and may be approved for you to complete the work. The report should contain all supporting documentation including soil boring logs, monitoring well construction and development logs, laboratory reports, etc.

The report shall be submitted to the DNR and a copy to Commerce within 30 days of receiving the laboratory analytical data for the last groundwater monitoring event.

SECTION 3 - Reporting Timeframes

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there may be additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. The claim preparation cost must be included in the Total Bid Amount and is considered within the reimbursement cap.

Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 4 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.
- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 5 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed or sent electronically (email) to the program. Documents received by fax or email will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.
6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 6 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

1. Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
2. Failed to complete the scope of work in a bid in a timely manner.
3. Failed to follow DNR rules on the bid project.
4. Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
5. In any prior occurrence that has been publicly bid, failed to do either of the following:

- a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6. Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
 - 7. Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE

(1st Page)

Department of Commerce PECFA Program

SITE NAME: Whitewater Oil Bulk Plant

COMMERCE #: 53190-9999-03

BRRTS #: 02-65-174149

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2760 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Complete Mailing _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed below. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

BID RESPONSE**(2nd Page)**

Department of Commerce PECFA Program

SITE NAME: Whitewater Oil Bulk Plant**COMMERCE #: 53190-9999-03****BRRTS #: 02-65-174149****Consulting Firm Name:** _____

A bid will be considered non-compliant if the bid response does not include a separate tabulation of costs for each activity.

Activity Description			Cost Per Well/Sample/Ton Per Event (\$)	Total Cost Per Activity (\$)
1.	Remedial excavation	Consultant Costs	\$	
		Commodity Costs	\$	
2	Post-remedial soil sampling (8 samples minimum - laboratory analysis for PVOC + Naphthalene (Includes collection and analysis))			
3.	Install one (5) NR 141 monitoring well (includes preparation and submittal of applicable forms)		\$	\$
4.	Survey elevation and location of new well. Tie into existing well network survey elevations		\$	\$
5.	Well development of new well		\$	\$
6.	Groundwater sampling with lab analysis for PVOC + Naphthalene (Includes collection and analysis)		\$	\$
7.	Water level measurements		\$	\$
8.	Waste disposal for all wastes generated on-site		\$	\$
9.	TCLP sample collection and analysis		\$	\$
10.	Final report preparation and submittal			\$
11.	Other (list)			\$
12.	PECFA Claim Preparation			\$
13.	Total Bid Amount			\$